

FOR YOUR INFORMATION

SITE PLAN

City of Taylorsville Community Development Department
2600 West Taylorsville Blvd.
Taylorsville, Utah 84129 www.taylorsvillut.gov



Site Plan:

- ☐ A full-size site plan in digital format (CD, DVD, USB drive, or email). Hard copies will not be accepted.
- ☐ Stamped, dated and signed by an architect, surveyor or engineer licensed in the State of Utah.
- ☐ Name, address, and telephone number of builder and owner.
- ☐ Building code the proposed building is to be designed under.
- ☐ The occupancy of the proposed building.
- ☐ Vicinity Map.
- ☐ Dimensions of subject property.
- ☐ North arrow.
- ☐ Scale of drawing (i.e. 1:20, 1:30, etc.).
- ☐ Legend of line-types, symbols and hatches.
- ☐ All existing and proposed improvements (shown in distinctively different line types:
 - ☐ Above-ground structures (buildings, monument signs, fences, walls, utility poles, etc.).
 - ☐ Surface improvements (curb and gutter, asphalt, sidewalks, trails, etc.).
 - ☐ Curb ramps, accessible parking spaces, access aisles, and accessible routes as required by the latest edition of the ADA Accessibility Guidelines.
- ☐ Off-street parking plan showing circulation, number and size of parking spaces.
- ☐ Pedestrian and bicycle access and amenities including plazas, patios, walkways, trails, paths, bicycle parking, building entrances (customer/employee), etc.
- ☐ Dimensions:
 - ☐ Building set-backs (measured from property lines).
 - ☐ Widths of drive approaches, drive lanes, sidewalks, trails, accessible routes.
 - ☐ Width and length of parking stalls and ADA access aisles.
 - ☐ Width of adjacent roads (to road centerline).
- ☐ Location of all existing roads and drive approaches adjacent to and across the street(s) from project.
- ☐ Location and function of loading and servicing facilities.
- ☐ Location of all landscape areas.
- ☐ Proposed monument signs (if known).
- ☐ Type and height of all fencing (show grades on both sides of fences).
- ☐ Show required visibility triangles at all intersections and driveways.
- ☐ Building height, number of stories (including basement) and square footage.
- ☐ Provide the following statistical information on the site plan:
 - ☐ Gross acreage of total project and acreage of phases (if applicable).
 - ☐ Square footage of all buildings (with breakdown of the square footage for each intended use in each building (i.e. office, retail, etc. and number of residential units).
 - ☐ Building coverage (square feet and percentage of overall site).
 - ☐ Hard surface (impervious) coverage (square feet and percentage of overall site).
- ☐ Landscaping statistics:
 - ☐ Square feet and percentage of overall site.
 - ☐ Percentage of parking lot landscaping.
- ☐ Provide the following parking information in a chart on the site plan.
- ☐ Minimum parking required (per 13.24.080 of Land Development Code).
- ☐ Number of parking spaces proposed.
- ☐ Number of guest stalls proposed (for residential projects).

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- ☐ Number of covered stalls proposed (for residential projects).
- ☐ Number of garages proposed (for residential projects).
- ☐ Other necessary explanatory notes.

Grading and Drainage Plan:

- ☐ Existing and proposed contours at 2 foot intervals (existing contours should extend a minimum of 25 feet beyond the property line).
- ☐ Include any waterways, canals, storm drain pipes, slopes and elevations, flood plains, unique natural features, natural hazards, proposed building finished floor elevation, etc.
- ☐ Drainage plan showing retention/detention areas with design calculations 10 year conveyance and 100 year retention/detention.

Utility Plan:

- ☐ Underground utilities.
- ☐ Street lights, fire hydrants, utility boxes.
- ☐ Overhead utilities.
- ☐ Location of all existing and proposed utility systems including sanitary systems, storm sewers, water, electric, gas, and telephone lines.
- ☐ Location of all existing and proposed exterior light fixtures.
- ☐ Location of all existing and proposed utility boxes.

Exterior Architectural Building Elevations:

- ☐ Architectural elevation drawings drawn to scale, for each building façade (color preferred).
- ☐ Percentage of building materials for each building façade.
- ☐ Location of proposed building signage (if known).
- ☐ Elevations or renderings must be sufficiently complete to show building heights and roof lines, the location and height of any walls, signs, light standards, openings in the façade, and the general character of the building.

Floor Plan:

- ☐ All rooms, hallways, stairs, restrooms and common areas.

Lighting Plan and Photometrics:

- ☐ Parking and exterior light levels.
- ☐ Lighting at building entrances.
- ☐ Lighting for pedestrian access ways.
- ☐ Lighting in common exterior areas.
- ☐ Photometrics to be extend a minimum of 30 feet beyond project boundary.

Landscape and Irrigation Plan:

- ☐ All landscape materials including hardscape and soft-scape with a unique symbol for each material.
- ☐ Berming details.
- ☐ Plant sizing.
- ☐ Location and dimension of landscape areas (tree diamonds, landscape islands, entryways, etc.).
- ☐ Other information deemed necessary by the City.
- ☐ Storm drain and grading plan with profile sheets as required.
- ☐ Storm drain calculations.
- ☐ Detail sheets.
- ☐ Written approvals from applicable regulatory agencies or utilities or other affected parties (i.e. UDOT, Taylorsville-Bennion Water Improvement District, etc.).
- ☐ Traffic study (if required).

Storm Water Pollution Prevent Plan (SWPPP):

- ☐ SWPPP will be required for all projects equal or greater than one acre in size.

Additional Items:

- ☐ Appropriate address assigned and approved by Salt Lake County.
- ☐ Title report.
- ☐ Bonding and final application fees submitted to the Community Development Department.
- ☐ Final plan set and final plat, if applicable.